



Carrying out our mission of providing safe and affordable housing
— The year 2000 has been an exciting one!

by Julie Bornstein, State Housing Director

The year 2000 has been an exciting one for us at HCD. I was pleased to be appointed Director by Governor Davis in December 1999 and started the new millennium with great enthusiasm and anticipation. We made it through the Y2K challenge and saw that the Governor's budget, proposed last January, made the one time augmentation of the previous year part of our baseline funding. But, for us the best was yet to come!

To advocates and developers of affordable housing, the fact that the state has not produced sufficient numbers of housing units to keep pace with job and population growth comes as no surprise. The rest of the world became acutely aware of the state's housing crisis this past year, helped along by media stories of working homeless people; of 900 sq. ft. teardown homes selling for \$900,000 – significantly over its asking price; of difficulties recruiting teachers to implement class size reduction programs and of longer commutes. The situations described motivated employers, Chambers of Commerce, schools and universities and others to join in supporting additional resources for housing programs. These new coalitions led to new housing bills being introduced

into the Legislature last year and, perhaps even more important, to support for the Governor's \$500 million spring housing package. Governor Davis, with the support of the Legislature, has provided an unprecedented level of support for HCD's housing programs.

With goals to increase the rate of homeownership, provide safe, decent and affordable housing for California's workforce – both in cities and in agricultural areas – as well as create additional shelters for the homeless, HCD divisions and staff have rolled up their sleeves and pushed themselves tirelessly to design programs, issue NOFAs and review applications. Our task now is to make sure these new resources are well and quickly used, leveraging other funding and building housing units as quickly as possible. For families paying too much, for families crowded together, for families whose parents are spending hours every day traveling between work and home, for families without any shelter at all, the availability of a home or apartment comes not a moment too soon.

We have also devoted attention to improving our level of customer service in all our program areas. For years we have been plagued with significant delays and an extraordinary backlog of transactions

(Carrying out our mission, continued on Page 2)

• What's Inside •

State of California
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Now Available!



Online Registration Renewal

Renew the annual registration of your manufactured home, mobilehome, or commercial coach via the Internet.

What you need:

- A valid credit card (Mastercard or Visa)
- Access to the Internet

► Logon to the HCD website at www.hcd.ca.gov

Follow the 3 Easy Steps:

- Step 1 Enter mobilehome information
- Step 2 Confirm record information and enter payment information
- Step 3 Receive confirmation number

For more information, call 1-800-952-8356

- HCD's New Online Registration
- The Power to Make a Difference
- HCD Accomplishments 2000
- Settlement for CPVC Pipe
- and more...

**WINTER EDITION
JANUARY 2001**

The Power to Make a Difference

– 227% increase in housing dollars

HCD's Division of Community Affairs is fortunate to be in a position to respond to a genuine crisis – California's housing shortage – and to have the tools to do so.

In Fiscal 1999/2000, Community Affairs' budget for housing loans and grants totalled \$159.67 million. For FY 2000/2001, it's \$522.85 million. What caused this 227 percent increase was the realization by Californians that our state is caught in perhaps the worst affordable housing shortage since the early 1980s.

To get this money out quickly, where it's needed, Community Affairs has been rebuilding itself on the fly, like the TV ad that shows workers building an airliner while it's already in the air carrying passengers. Much of our budget increase came in the form of new programs, which means that before we can make loans and grants we have to develop new program rules, hire or reassign new staff, train them, and let our customers know that they have new sources of funding to consider.

We are not only filling our normal vacancies during a tight labor market, but also hiring and training an additional 27 people (a 19 percent increase over our baseline establishment of 140) to cope with the increased workload. You can guess the next problem: not enough cubicles for everybody. So some of our people will move into new quarters downtown early in the new year. We are also working with HCD's Infor-

mation Technology Branch to redesign our website, to make it easier for customers to find their way to the information they need.

From July 1, 2000 to the end of next January, while all this has been going on, Community Affairs will offer over \$340 million in loans and grants to build, acquire, rehabilitate and preserve affordable housing, support homeless shelters and develop and preserve jobs for lower income workers.

Money is useful for what you can do with it, and our money would be worth very little without our customers – the cities, counties and private for-profit and nonprofit developers who actually build and operate affordable housing and provide other housing-related services. So far their response to our Notices of Funding Availability (NOFAs) is everything we hoped for. For example, our \$50 million offering through the Multifamily Housing Program (MHP) has drawn 70 applications requesting about three times that amount.

We're proud of what Community Affairs has accomplished, and I hope and expect we'll do a lot more. If we do a good job with this unprecedented budget, perhaps the Legislature and the Governor will trust us with more. The real payoff will not be in dollars but when we and our successors review the completion reports and cut the opening ribbons for more affordable housing.

(Carrying out our mission, continued from Cover Page)

in the registration and titling of mobilehomes. This year we have met our goal—and exceeded it—providing prompt and efficient processing of changes in title. We are proud to say that in all ten offices of HCD, a new registration and title is completed within 15 days of receipt. We've also initiated online registration for those who wish to use the Internet and provide online title searches for our Requestor Account customers. We will continue to investigate other ways we can improve our efficiencies and provide greater customer access by use of electronic technology. The response of our customers is important to us in

correcting any problems or addressing new ideas. I hope you will share your thoughts with us throughout the coming year.

The year 2001 provides additional opportunities to improve our programs and services while continuing to work with local governments and the private sector in carrying out our mission of providing safe and affordable housing for all regions of California. At HCD we are always aware that the people of California have entrusted us with a very important job and we will work our hardest to do our best.

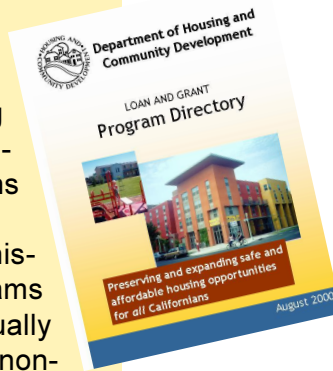
HCD's Division of Community Affairs

The mission of the Division of Community Affairs is to plan for, pursue and deliver financial and technical assistance to expand and preserve safe and affordable housing opportunities and promote strong communities, especially for lower income Californians and special needs populations.

To accomplish this, the division administers some seventeen currently active programs that award approximately \$100 million annually in loans and grants to hundreds of private non-profit and for-profit housing developers and service providers, and city and county public agencies. This money supports the construction, acquisition, rehabilitation and preservation of affordable housing, child care facilities, shelters, transitional housing for the homeless, public infrastructure, facilities and the development of jobs for low-income workers.

State Loan & Grant Programs

- CalHome Program - NEW!
- California Indian Assistance Program
- Child Care Facilities Finance Program
- Code Enforcement Incentive Program (NEW!)
- Community Code Enforcement Pilot Program (NEW!)
- Downtown Rebound Planning Grants Program (NEW!)
- Downtown Rebound Program (NEW!)
- Economic Development/Jobs-Housing Balance Program (NEW!)
- Emergency Housing Assistance Program
- Farmworker Housing Grant Program
- Federal Emergency Shelter Grant Program
- HOME Investment Partnerships Program
- Housing Assistance Program
- Inter-Regional Partnerships Grants for Jobs (NEW!)
- Jobs-Housing Balance Incentive Grants (NEW!)
- Mobilehome Park Resident Ownership Program
- Multifamily Housing Program
- Office of Migrant Services
- State Community Development Block Grant Program
- Rural Predevelopment Loan Program
- Urban Predevelopment Loan/Jobs-Housing Balance Program
- Urban Predevelopment Loan Program (Preservation)



Secretary Maria Contreras-Sweet
Business, Transportation and Housing Agency

INVESTING IN CALIFORNIA'S FUTURE

by Maria Contreras-Sweet, Secretary
Business, Transportation & Housing Agency

I am pleased to announce that the Loan and Grant Funding Directory for the 2000/2001 housing programs is now available. The Directory contains an array of State programs that address housing supply and is a useful resource given that California is suffering from a chronic shortage of new housing.

The housing shortage has driven up housing costs and threatens Californian's economic prosperity and quality of life, which is unfortunate because homeownership is the most enduring of our dreams. When people own their homes they take on an increased pride and interest in the community, they are concerned about the neighborhoods and parks and involved in the schools and the safety of the community. They feel economically more secure and their quality of life is improved.

The Davis Administration recognizes the importance of the State's role in addressing California's housing needs. The Governor recently allocated over \$500 million to promote the supply and affordability of housing options. When the continuing funding of certain programs is added, the annual total housing budget is \$800 million. All told, this is the largest augmentation of State housing programs ever.

The Department of Housing and Community Development, one of 13 departments within my Agency, administers 22 housing programs available to cities, counties and non-profit organization statewide. The Loan and Grant Funding Directory is a resource for making the dream of homeownership a reality for more Californians. The directory is on the HCD Web site at www.hcd.ca.gov.

HCD ACCOMPLISHMENTS 2000

Investing in California's future

Governor Davis approved \$500 million for an array of housing programs, including \$100 million for incentive-based grants to local governments to reward them for increasing the supply of housing and encouraging strategic and sustainable growth; \$188 million for multifamily housing loans for rehabilitation and new construction of affordable multifamily rental housing for California's working families and special needs populations; \$100 million for homeownership programs to assist lower and middle income households become and remain homeowners; and a significant increase to rural areas by providing \$46.5 million for grants to provide safe and affordable housing for California's agricultural workers.

Departmentwide accomplishments

1. Eliminated a historical backlog in title transfers for manufactured homes. As of December 2000, title transfers are being completed within 15 days or less. HCD completed its pilot of the online system for registration renewal and title search applications to further improve access to services and make it easier to do business with the state. Customers can now renew the registration of mobilehomes, manufactured homes, or commercial coaches on the Internet.
2. The Department completed Phase III of the Statewide Housing Plan, "Raising the Roof: California Housing Development Projections and Constraints," a ground-breaking report on housing needs and constraints. The report includes population projections through 2020, a unique analysis of land availability to meet housing demand, and looks at the availability of capital and permit processing issues. The report was completed in partnership with the University of California, Berkeley.
3. The Governor approved HCD's Strategic Plan for 2000-2003. The plan will help ensure effective management of the recent historical augmentation for housing programs. The report includes mission, goals, objectives and tasks necessary to increase the supply of safe affordable ownership and rental housing.
4. Improved customer service, through faster awarding of new loans and grants and improved customer access to program information. A Notice of Funding Availability for new Multifamily Housing Program funding (\$188 million) received in July along with the program guidelines were announced and distributed in August. The first awards under the new program have already been approved. Notices of Funding Availability were also announced for the Farmworker Housing Grant Program, the new CalHome homeownership program, the Emergency Housing Assistance Program and the Self-Help Housing Program.
5. Cosponsored a major housing and planning conference, "Housing Strategies for Sustaining Economic and Social Vitality in Southern California," with UCLA. The conference was well received and attended by over 180 local government officials and staff, builders, and housing and community development organizations. This conference represented the beginning of the Department's efforts to reach out to Southern California and increase our presence in the region.
6. Expanded the Department's website to improve customer service. Visitors can access building code laws and regulations through links to other sites, and obtain training information and registration forms direct from our website. Developed web-based applications for annual redevelopment agency reports and online access to the Clearinghouse for Affordable Housing and Community Development Finance providing a unique source of information on over 200 housing programs, government, private lenders and foundation grants. Developed a Legislative Office web page that includes the current year-end summary of chaptered housing-related legislation.
7. Developed an ongoing partnership with the academic community, including our research contract with U.C. Berkeley, our joint Affordable Housing and Sustainable Rural Communities project with U.C. Davis, our UCLA Conference, and a new pending initiative with USC, Fannie Mae, and the Great Valley Center.
8. Audited eleven redevelopment agencies to verify compliance with redevelopment law requiring the set-aside of funds for affordable housing replacement. These eleven agencies spent \$125.7 million in housing funds in 1996/97.



Welcome to

ON-LINE REGISTRATION!

CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



HCD BRINGS THE 21ST CENTURY TO ITS CUSTOMERS

– Online Renewal Service Now Available

On December 6, the Department of Housing and Community Development officially launched an online application allowing customers to renew the registration of their mobilehome, manufactured home or commercial coach on the Internet. The Department processes 400,000 registration renewals each year.

The online registration renewal service was developed by the Department as part of the Davis Administration's efforts to innovate government services; allowing customers improved access to services and making it easier to 'do business' with the government.

The online application is a simple process completed in three basic steps. Once a customer accesses the Department's website, they enter the decal number of the unit, confirm the unit information and enter their credit card information. The registration renewal is processed instantly! Because of the new online system, customers now receive their updated registration card in the mail within just a few days.

Jack and Elaine Richter of American Canyon were the first to use the online registration renewal service. The Richters have been mobilehome owners for four years and previously renewed their registration by mail. "It was painful," Elaine said. "It took months to receive our registration card." Jack, age 73 and Elaine age 77, recently renewed their registration using the online service and received their registration card in just four business days. "It's as slick as goose grease," Elaine commented when asked how she liked the new service.

As of January 2, over 300 owners have used the online system to renew their registration.

For more information on the new online registration renewal service log on to the Department's website at www.hcd.ca.gov or call 1-800-952-8356.

– Online Requestor Account Title Search Services Now Available

What is a Title Search Requestor Account?

A Requestor Account is a process where a company or person may establish a prepaid account with the department and make title search requests for information on the registration and titling status of a manufactured home, mobilehome, commercial coach, floating home or truck camper. Title search requests may be either faxed to the department's Requestor Account Unit in Sacramento or processed through the Internet.

What information does a Title Search provide?

A title search provides, in printed format, the registration and titling status of a manufactured home, mobilehome, commercial coach, floating home or truck camper.

An Informal Title Search for a fee of \$25.00 gives the registration and titling status as of the date the title search is printed.

A Formal Title Search for a fee of \$35.00 gives the registration and titling status as of the date the title search is printed along with mailed notices of any changes of the registration and titling status for a succeeding 120-day period.

How do I establish a Requestor Account?

To establish an account an agreement form must be completed, signed and submitted to the department along with an initial advance deposit of \$250.00. For more information on establishing an account, please call (916) 323-9229.

To date HCD has activated the service for 160 of the 848 Requestor Account holders and established 48 Accounts for the 116 County Assessors and Tax Collectors' offices.

HCD FACILITATES SETTLEMENT FOR USE OF CPVC PIPE

The settlement of a long standing controversy to allow local building officials to approve the use of Chlorinated Polyvinyl Chloride (CPVC) pipe as an alternate plumbing material in areas of California where metallic plumbing is prone to failure due to corrosive water and/or soil conditions was approved on November 14.

With the Department of Housing and Community Development serving as facilitator, the California Pipe Trades Council and BFGoodrich, the principle manufacturer of CPVC, have reached a compromise that would allow the use of CPVC, with specific measures to address the health and safety concerns in those areas of the state where metallic pipe is prone to failure. The Department of Housing and Community Development recently adopted a Negative Declaration with Mitigation Measures and filed proposed emergency regulations with the California Building Standards Commission for this use of CPVC that reflect the Administration's belief that the compromise solution is in the best interest of Californians. On November 14, 2000, the Building Standards Commission

unanimously approved those emergency regulations. The court approved the Settlement Agreement on November 22, 2000.

CPVC pipe has not been approved in California due to concerns about consumer and worker safety. Most recently, the California Pipe Trades Council, an organization that represents plumbers and pipe fitters, and plumbing and mechanical contractor organizations sued to challenge an Environmental Impact Report evaluating CPVC that had been completed by the California Department of Housing and Community Development. The December 12 settlement resolves the litigation.

This is a significant step in providing an alternate building material for those Californians who have been subject to multiple plumbing repairs due to corrosive water. The Department is very pleased to have been able to serve as the facilitator for the solution to what has been a very difficult issue and it reflects the Governor and the Administration's preferred method of encouraging moderate solutions to controversial issues.

Office of Migrant Services continues to provide more decent and affordable living arrangements for California's agricultural workers

– Williams Day Care Opens

A new Williams Day Care Center has been completed and officially opened December 13, 2001 with an open house and ribbon cutting ceremony attended by California Department of Housing and Community Development (HCD) Officials.

The facility, operated by County of Colusa Department of Education, serves about 100 children of migrant farmworkers in Colusa County. Financial support for construction of the new 8,000-square-foot facility was received from HCD's Community Development Block Grant Program, through the City of Williams. The project also received assistance from the County of Colusa and local rice growers. Total cost of the project was \$850,000.

HCD's Office of Migrant Services made the decision to replace the original daycare facility as well as all of the 100 housing units at the center in 1996. The daycare and infant care buildings, built in 1969, consisted of three buildings totaling about 4,000 sq. ft.



and were so dilapidated they could not be repaired. The facility was used by children of migrant farmworker families while staying at the Williams Migrant Center during the planting and harvesting season.

OMS worked closely with the County of Colusa and the City of Williams to secure CDBG funds for construction of the day care facility. The County of Colusa and the local rice growers together had been looking for ways to demonstrate that not all rice straw has to be burned. The local rice growers agreed to donate enough rice straw to be used in the building of the day care facility. This rice straw is used as infill making the exterior walls approximately 18 inches thick, allowing for reduced utility costs.

The new facility is a spacious up-to-date building and will be used year around instead of the normal migrant season of 180 days.

Manufactured Housing Program now has a presence on the web

The Manufactured Housing Program is now fully operational on the Internet with web pages for our Mobilehome Ombudsman, Occupational Licensing and Factory-Built Housing programs. These pages have been designed to service a wide segment of our customers.

The pages contain information about manufactured homes, factory-built homes, commercial coaches and special purpose commercial coaches. The pages give specifics on how to apply for approval as a Quality Assurance Inspector and Agency, Insignia of Approval request procedures, information on the HUD/HCD partnership in the State Administrative Agency Program, and industry related booklets that can be downloaded.

The Mobilehome Ombudsman pages include information on:

- Mobilehome Park Residency Law
- Mobilehome Park Health and Safety Issues
- Manufactured Home Sales Transactions
- Manufactured Home Warranties
- Manufactured Home Installations
- Manufactured Home Escrows

The Factory-Built Housing (FBH) pages offer the following helpful information:

- Promulgation of regulations.
- Plan check of FBH designs through HCD approved Design Approval Agencies
- In-plant inspections of FBH through HCD approved Quality Assurance Agencies
- Insignia of Approval issuance
- Complaints and investigations

The Occupational Licensing pages include information on:

- Salesperson's License
- Dealer's License
- Manufacturer's License
- Distributor's License
- Mobilehome Ombudsman Office
- Manufactured Housing Recovery Fund
- Information Bulletins
- License Examination Locations
- Educational Course Providers



Other Recent Site Updates

December

- Community Development Block Grant Program Annual Report, Fiscal Year 1999/2000
- The Multifamily Housing Program: Actions Taken to Implement SB 1121, Statutes of 1999
- Division of Community Affairs Annual Report, FY 1999/2000
- CDBG General and Native American NOFA 2001
- Notice of Funding Availability (NOFA) and Application for the Economic Development Jobs/Housing Balance Program
- Application Update to HOME Program
- Redevelopment Agency Draft Guidelines for Completing HCD Forms
- Updated Funds Availability Calendar

November

- Registration and Titling Online Renewal System and Online Title Search System
- RDA Online Reporting System
- Downtown Rebound Program Application Instructions and TCAC Application
- CalHome Funding Applications
- Downtown Rebound Program
- Notice of Determination (NOD) for the CPVC Mitigated Negative Declaration
- CalHome Adopted Program Guidelines and Notice of Funding Availability (NOFA)

October

- Final Draft, CalHome Program Guidelines
- NOFA for Community Code Enforcement Pilot Program
- NOFA for Code Enforcement Incentive Program
- Amended HOME NOFA
- Governor Approves State Housing Strategic Plan
- State Announces Funding For Local Planning and Technical Assistance Projects
- Answers to your Frequently Asked MHP Questions
- Important Updated MHP Information Regarding Prevailing Wages

• HCD Divisions •

Administration and Management (916) 327-2625
Kurt Soderland, Deputy Director
P.O. Box 952050, Sacramento, CA 94252-2050

Codes and Standards (916) 445-9471
Norman Sorensen, Deputy Director
P.O. Box 1407, Sacramento, CA 95812-1407

Community Affairs (916) 322-1560
Bill Pavão, Acting Deputy Director
P.O. Box 952054, Sacramento, CA 94252-2054

Housing Policy Development (916) 323-3176
Cathy Creswell, Acting Deputy Director
P.O. Box 952053, Sacramento, CA 94252-2053

Housing Resource Center (Library) (916) 322-9648
P.O. Box 952055, Sacramento, CA 94252-2055

Legal Affairs (916) 323-7288
Richard L. Friedman, Deputy Director/Chief Counsel
P.O. Box 952052, Sacramento, CA 94252-2052

Legislation (916) 323-0169
Jacqueline Wilson, Acting Director of Legislation
P.O. Box 952053, Sacramento, CA 94252-2053

Volume 15 • Number 2

GRAY DAVIS, Governor

Maria Contreras-Sweet, Secretary
Business, Transportation
& Housing Agency

Julie Bornstein, Director

Alana Golden, PIO/Editor
agolden@hcd.ca.gov

Contributing Writers:

George Macias, Bill Murphy,
William J. Pavão

California Neighborhoods is the
official newsletter for the California
Department of Housing and
Community Development (HCD).
Published quarterly.
(ISSN 1084-2217)

For more information, comments or to
be added to our mailing list, call
(916) 445-4775 or e-mail:

Neighbor@hcd.ca.gov

Articles may be reproduced with
appropriate credits.

**California Neighborhoods is also
available on HCD's web site:
www.hcd.ca.gov**

Printed on recycled paper

STATE OF CALIFORNIA
Business, Transportation & Housing Agency
Department of Housing & Community Development
Office of the Director
1800 Third Street, Room 450
P.O. Box 952050
Sacramento, CA 94252-2050

Bulk Rate
U.S. Postage
PAID
Permit No. 1518
Sacramento, CA